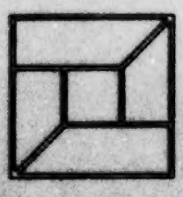
GENERAL INDUSTRIAL LAND USE

1983

AN INVENTORY WITHIN THE COUNTIES OF LEDUC, PARKLAND, STRATHCONA, AND THE M.D. OF STURGEON.



Technical Background Report

REGIONAL PLAN PROJECT

Edmonton Metropolitan Regional Planning Commission

GENERAL INDUSTRIAL LAND USE - AN INVENTORY WITHIN THE COUNTIES OF LEDUC, PARKLAND, STRATHCONA and the M.D. OF STURGEON

December, 1983

Regional Plan Project: Technical Background Report

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This report is one of a series of industrial inventory reports for the E.M.R.P.C. planning region. The other reports include a general industrial inventory of urban municipalities, an inventory of heavy industry for both the rural and urban municipalities and a summary report of industry in the region as a whole.

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SUMMARY

(1) This report is the first of four industrial inventory reports. The other reports include an inventory of general industrial land use in the urban municipalities, an inventory of heavy industrial land use and a summary report which addresses industrial land use for the region as a whole.

(2) On a comparative basis, the County of Leduc has the largest proportion of developed general industrial land (54%), followed respectively by the County of Strathcona (35%), the M.D. of Sturgeon (7%), and the County of Parkland (6%).

(3) Of the total undeveloped land in all the industrial parks in rural municipalities, 35% is in the County of Leduc, 27% is in the M.D. of Sturgeon, 21% is in the County of Strathcona, and 17% is in the County of Parkland.

(4) Nisku Business Park is the largest park in the rural municipalities with the largest concentration of industries incidental to oil extraction, light manufacturing, construction contracting and the service sector.

(5) The distribution of uses in terms of the relative area occupied for all the rural municipalities is as follows: industrial land uses incidental to oil extraction occupy 27% of the surveyed and developed areas, light manufacturing 24%, warehousing storage 11%, multi-tenant 7%, construction contracting 7%, truckline industry 3%, commercial services 2%, retail trade 2%, wholesale trade 1%, the combined total of various other industry 14% and other uses 2%.

(6) A total of 668 businesses are estimated to be in the rural municipalities of which 45% occupy their own individual parcels and 55% occupy space in a multi-tenant facility.

(7) Nisku Business Park contains the largest concentration of businesses with 44% of all businesses in the rural municipalities. Broadmoor Business Park is the second largest with 32% followed by Sherwood Estates with 11%.

(8) The average parcel sizes for each of the classified types of businesses in the rural municipalities are as follows:

- Warehousing/Storage	5.0 ha
- Light manufacturing	3.3 ha
- Industries incidential to oil extraction	3.1 ha
- Construction contracting	2.1 ha
- Truckline	1.9 ha
- Service industries	1.8 ha
- Wholesale trade	1.4 ha
- Retail trade	1.0 ha
- Multi-tenant facility (an average of 3 businesses per multi-tenant facility at 0.2 ha per business)	0.6 ha
- OVERALL AVERAGE	2.2 ha

ACKNOWLEDGEMENTS

This document evolved as a result of contributions of a number of individuals and municipalities. Special mention is made of the contribution of the Commission's Regional Plan Committee who reviewed earlier drafts and provided suggestions for improvement to this document. The Regional Plan Committee received the report as information and authorized its publication on January 25, 1984. A list of the project team and other major contributors follows.

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Valuable comments and suggestions were also provided by other Commission staff members and the administrations of each of the rural municipalities.

INTRODUCTION

This report has been prepared as one in a series of background reports required for regional plan preparation. It is also the first of four industrial inventory reports in preparation for the E.M.R.P.C. planning region. Subsequent reports shall include a general industrial inventory of urban municipalities, an inventory of heavy industry for both the rural and urban municipalities and a summary report of industry in the region as a whole.

Provided in this report is a comprehensive information base of existing general industrial land use in the Region's four rural municipalities which include the Counties of Leduc, Parkland, Strathcona and the M.D of Sturgeon. This information base contributes to a better understanding of general industrial land use in rural municipalities and establishes a framework to monitor future growth and change. A similar report for the Region's urban municipalities is currently in preparation.

Specifically, information contained herein is an inventory of existing general industrial land use (general industry is intended to include industry which is "light" or "medium") that is found in industrial parks or clusters. Information in this report does not include:

(1) isolated industry scattered throughout the rural municipalities;

(2) areas with prepared Area Structure Plans but no registered subdivisions;

(3) areas zoned for industrial use but no registered subdivisions; or

(4) heavy industrial land use.

It is important to recognize that each of the rural municipalities have significant areas committed for general industrial land use (either through specific industrial zoning or direct control districts) of which the inventoried areas only form a portion. General Municipal Plans and Land Use Bylaws should be consulted for more detailed information on industrial zoning.

The Base Map Index (provided in the back pocket) illustrates the distribution of the mapped and inventoried industrial areas in the rural municipalities. Within the identified base map areas are all the industrial parks in the rural municipalities. As well, these map areas account for most general industrial land use which is not in recognized industrial parks but is somewhat concentrated.

While it is not the intent of this report to inventory heavy industry, heavy industrial land use in the "Refinery Row" area of the County of Strathcona is documented in Part II of this report and on base maps 3 and 4. Land owned by heavy industry, whether developed or vacant, is considered not available for development to other uses at this time.

Part I of this report summarizes the amount of developed and undeveloped industrial land by industrial area and rural municipalities, provides a breakdown of the relative amount of land consumed by different types of industry and presents a business count by industrial area, municipality and type. This information is accompanied by some brief discussion and analysis. Though information in Part I invites a variety of potential analysis, the intent here is only to objectively present the information such that it can be utilized by various users for their selected purposes.

Part II presents a more detailed account of industrial land use for each base map by quarter section. Accompanying the tables are the respective base maps which illustrate the location, size and amount of development in the industrial parks and surrounding areas.

METHOD

Based upon Commission records and liaison with each of the rural municipalities, the names and locations of all industrial parks in the rural municipalities was established. Base maps on a scale of 1:400 were prepared to include these parks and their surrounding areas on a uniform format generally allowing four sections to a map.

To identify the distribution of industrial land uses in the base map areas, field surveys were conducted in December 1983. These surveys generated data on the location and type of industrial development and the total number of businesses in each area. This information was then synthesized and formatted into the accompanying tables together with explanatory footnotes.

The classification system used to denote industry type has been extracted from the Commission land use classification system which closely adheres to the Standard Industrial Classification. Emphasis has been placed on distinguishing industrial uses found on "single tenant" parcels and those found in "multi-tenant" facilities. For the purposes of this report, the former represents one business per parcel (which sometimes includes two or more lots consolidated into one parcel) while the latter represents a building or buildings on a parcel which houses two or more businesses. Such a distinction helps to further characterize particular industrial areas.

Though the primary intent of this report is to address general industrial land use, the identification of industrial park boundaries also permits quantification of the amount of vacant land they contain. Vacant land outside of defined industrial parks is not, however, included in the tables.

PART 1

TABLE 1
DEVELOPED AND UNDEVELOPED INDUSTRIAL LAND BY INDUSTRIAL AREA (see Introduction)
(1 hectare = 2.471 acres)

COUNTY/M.D.	INDUSTRIAL AREA[1]	DEVELOPED HECTARES[2]		TOTAL DEVELOPED HECTARES[5]	TOTAL UNDEVELOPED HECTARES[6]	TOTAL HECTARES[7]
		Single Tenant[3]	Multi-Tenant[4]			
LEDUC	Nisku	419.1	36.7	455.8	139.8	595.6
	Unconsolidated	51.4	-	51.4	-	51.4
	SUBTOTAL	470.5	36.7	507.2	139.8	647.0
PARKLAND	Ellis	20.0	7.2	27.2	61.4	88.6
	Sherwin	17.8	-	17.8	6.6	24.4
	Unconsolidated	17.0	-	17.0	-	17.0
	SUBTOTAL	54.8	7.2	62.0	68.0	130.0
STRATHCONA	Boychuk	3.2	-	3.2	10.4	13.6
	Broadmoor	10.4	14.7	25.1	21.0	46.1
	Knights Bridge	48.9	-	48.9	3.1	52.0
	Sherwood Estates	53.5	6.9	60.4	4.8	65.2
	Yellowhead East	-	-	-	45.0	45.0
	Unconsolidated	210.7	-	210.7	-	210.7
	SUBTOTAL	326.7	21.6	348.3	84.3	432.6
STURGEON	Heritage	1.8	0.6	2.4	3.8	6.2
	St. Albert Airport	3.2	1.9	5.1	19.8	24.9
	W4	11.7	1.4	13.1	87.0	100.1
	Unconsolidated	44.1	-	44.1	-	44.1
	SUBTOTAL	60.8	3.9	64.7	110.6	175.3

Notes:

1 Industrial Area refers to identified industrial parks as illustrated on the base maps in Part II. Industrial areas listed as unconsolidated represent industrial development outside of defined industrial parks and within the area illustrated in the base maps.

2 For the purposes of this report, "developed" means land that is fully or partially used for industry or a related use.

3 Developed single tenant represents one business per parcel (which sometimes includes two or more lots consolidated into one parcel). This column lists the sum total of developed single tenant parcels per industrial area in hectares.

4 Developed multi-tenant represents a building or buildings on a parcel which houses two or more businesses. This column lists the sum total of developed multi-tenant parcels per industrial area in hectares.

5 The total net hectares of development per industrial area.

6 The total net hectares of vacant parcels in industrial parks as defined.

7 The total net hectares of developed and vacant industrial land in defined industrial parks and the total net hectares of developed general industrial land outside of industrial parks and within the base map areas (excluding heavy industry).

Table 1 *

Table 1 illustrates the net amount of developed and undeveloped general industrial (light and medium) land in the rural municipalities and specifically the industrial parks. The **County of Leduc** contains the Region's largest industrial park in terms of total development, total vacant area and total size. Nisku Business Park contains a total of 596 net hectares of which 77% is developed. Nisku is the only industrial park in the County of Leduc. As well, the County of Leduc has 51 net hectares of unconsolidated general industrial development in the Highway 2 Industrial Area.

The **County of Parkland** presently contains two industrial parks, Ellis and Sherwin, which are adjacent to one another and form one industrial area. Ellis Business Park is 89 net hectares in size and is 31% developed. Sherwin Business Park contains 24 net hectares and is 73% developed. Outside of the defined industrial parks are 17 net hectares of industrial development.

The **County of Strathcona** accommodates five industrial parks of which four currently contain development, Strathcona also has a significant amount of industrial development not in defined industrial parks but concentrated in the base map areas.

Boychuk Industrial Park is the smallest park in the County of Strathcona with a total of 13.6 net hectares of which 24% is developed; Broadmoor Business Park contains 46.1 net hectares and is 54% developed; Knights Bridge Industrial Park is 52 net hectares in size and is 94% developed; Sherwood Industrial Estates, the largest industrial park in the County, contains 65 net hectares and is 93% developed; and Yellowhead East Industrial Park, the most recent industrial park to be established in the county, does not currently contain any development. An additional 211 net hectares of general industrial land use is not consolidated into industrial parks in the base map areas.

The County of Strathcona, in sum, has 348 net hectares of general industrial development of which 1% is in Boychuk, 7% is in Broadmoor, 14% is in Knights Bridge, 18% is in Sherwood Estates and 61% is unconsolidated. Of the total vacant industrial land in industrial parks in the County of Strathcona, 12% is in Boychuk, 25% is in Broadmoor, 4% in Knights Bridge, 6% in Sherwood Estates and 53% in Yellowhead East.

The **M.D. of Sturgeon** has three established industrial parks in three distinct areas of the municipality. Heritage Business park is a relatively small industrial park with 6.2 net hectares of which 39% is developed. St. Albert Industrial Airport contains 25 net hectares and is 20% developed while the largest industrial park in the M.D., W4, has 100.1 net hectares and is 13% developed.

The M.D. of Sturgeon, in sum, has 4% of its developed general industrial land in Heritage Business Park, 8% at the St. Albert Industrial Airport, 20% in the W4 Industrial Park, and 68% of unconsolidated in the South Sturgeon Industrial Area. Of the total vacant industrial land in the three parks, 3% is in Heritage, 18% in St. Albert Airport and 79% in W4.

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* Net hectares excludes rights-of-way for roads and utilities and reserve dedications. Net hectares can generally be considered 70% of gross hectares.

TABLE 2

DEVELOPED AND UNDEVELOPED INDUSTRIAL LAND BY RURAL MUNICIPALITY (see Introduction)
(1 hectare = 2.471 acres)

COUNTY/M.D.	DEVELOPED HECTARES[1]		TOTAL DEVELOPED HECTARES[4]	TOTAL UNDEVELOPED HECTARES[5]	TOTAL HECTARES[6]
	Single Tenant[2]	Multi-Tenant[3]			
Leduc	470.5	36.7	507.2	139.8	647.0
Parkland	54.8	7.2	62.0	68.0	130.0
Strathcona	326.7	21.6	348.3	84.3	432.6
Sturgeon	60.8	3.9	64.7	110.6	175.3
TOTAL	912.8	69.4	982.2	402.7	1384.9

Notes:

1 For the purposes of this report, "developed" means land that is fully or partially used for industry or a related use.

2 Developed single tenant represents one business per parcel (which sometimes includes two or more lots consolidated into one parcel). This column lists the sum total of developed single tenant parcels per industrial area in hectares.

3 Developed multi-tenant represents a building or buildings on a parcel which houses two or more businesses. This column lists the sum total of developed multi-tenant parcels per industrial area in hectares.

4 The total net hectares of general industrial development per municipality.

5 The total net hectares of vacant parcels in industrial parks, as defined, by municipality.

6 The total net hectares of developed and vacant industrial land in defined industrial parks and the total net hectares of developed general industrial land outside of industrial parks and within the base map areas by municipality (excluding heavy industry).

Table 2 *

Table 2 summarizes the total developed and undeveloped general industrial land by rural municipality. Again, it must be emphasized that while this table does not include isolated general industrial land use outside of the base map areas, the vast majority of general industrial land use in each municipality has been accounted for.

For the region as a whole, a total of 982.2 hectares are developed for general industrial use in the rural municipalities. Approximately 93% of the total developed area is occupied by single tenant industrial land uses. A total of 403 hectares of registered undeveloped hectares are available in industrial parks in the rural municipalities.

On a comparative basis, the County of Leduc has the largest proportion of developed general industrial land (52%), followed respectively by the County of Strathcona (35%), the M.D. of Sturgeon (7%), and the County of Parkland (6%).

Of the total undeveloped land in all the industrial parks in rural municipalities, 35% is in the County of Leduc, 27% is in the M.D. of Sturgeon, 21% is in the County of Strathcona, and 17% is in the County of Parkland.

The relationship of developed to undeveloped general industrial land varies by municipality. For example, of the total general industrial land accounted for in the County of Leduc, 78% is developed and 22% undeveloped. In the County of Strathcona, 81% is developed and 19% undeveloped, in the County of Parkland, 48% is developed and 52% undeveloped and in the M.D. of Sturgeon, 37% is developed and 63% is undeveloped. In a relative sense, therefore, the Counties of Leduc and Strathcona have a more favourable supply/demand balance with a smaller percentage of general industrial land sitting vacant.

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* Net hectares excludes rights-of-way for roads and utilities and reserve dedications. Net hectares can generally be considered 70% of gross hectares.

TABLE 3
INDUSTRIAL LAND BY CLASSIFICATION[1]
(in net hectares)
1 hectare = 2.471 acres

December, 1983

COUNTY/M.D.	INDUSTRIAL AREA	INDUSTRIAL							COMMERCIAL		MULTI-TENANT[2]	OTHER LAND USE[3]	TOTAL DEVELOPED AREA[4]
		Light Manufacturing	Construction Contracting	Wholesale Trade	Warehousing Storage	Industries Incidental to Oil Extraction	Truck Line Industry	Other Industry	Retail Trade	Service			
LEDUC	Nisku	74.1	36.6	1.7	4.2	224.8	8.7	32.2	5.6	20.6	36.7	10.6	455.8
	Unconsolidated	5.3	11.6	-	10.7	23.8	-	-	-	-	-	-	51.4
	SUBTOTAL	79.4	48.2	1.7	14.9	248.6	8.7	32.2	5.6	20.6	36.7	10.6	507.2
PARKLAND	Ellis	1.6	1.9	-	3.0	-	1.6	2.1	6.5	1.5	7.2	1.8	27.2
	Sherwin	14.0	-	-	-	-	2.0	1.8	-	-	-	-	17.8
	Unconsolidated	-	-	-	-	-	-	17.0	-	-	-	-	17.0
	SUBTOTAL	15.6	1.9	-	3.0	-	3.6	20.9	6.5	1.5	7.2	1.8	62.0
STRATHCONA	Boychuk	-	-	-	-	-	3.2	-	-	-	-	-	3.2
	Broadmoor	0.4	-	1.1	0.4	-	-	3.7	1.2	1.1	14.7	2.5	25.1
	Knights Bridge	31.2	6.0	0.7	1.7	4.0	5.3	-	-	-	-	-	48.9
	Sherwood Estates	26.4	7.4	6.0	3.4	1.8	3.1	2.6	2.8	-	6.9	-	60.4
	Yellowhead East	-	-	-	-	-	-	-	-	-	-	-	-
	Unconsolidated	37.9	2.2	-	83.1	6.1	2.8	78.6	-	-	-	-	210.7
	SUBTOTAL	95.9	15.6	7.8	88.6	11.9	14.4	84.9	4.0	1.1	21.6	2.5	348.3
SUNDEE	Heritage	-	0.8	-	-	-	-	-	0.5	-	0.6	0.5	2.4
	St. Albert Airport	-	-	-	-	-	-	3.2	-	-	1.9	-	5.1
	W4	6.7	-	-	-	0.6	4.4	-	-	-	1.4	-	13.1
	Unconsolidated	39.7	-	-	4.4	-	-	-	-	-	-	-	44.1
	SUBTOTAL	46.4	0.8	-	4.4	0.6	4.4	3.2	0.5	-	3.9	0.5	64.7

Notes: [1] The classifications contained in Table 3 have been extracted from the Commission land use classification system which closely adheres to the Standard Industrial Classification.
[2] Multi-tenant land use is considered a unique and separate form of land use due to the variety of uses contained in multi-tenant facilities and the relatively small amount of area each use occupies.
[3] Land uses in industrial parks which are not industrial, commercial, multi-tenant, reserve, utility lots or rights-of-way.
[4] This table does not include heavy industry.

Table 3

Table 3 is a summary of general industrial land use by industrial classification. The classification also contains a commercial component to depict the amount of land in industrial parks that is dedicated to commercial uses. As well, parcels which accommodate a number and variety of uses, both industrial and commercial, are listed as multi-tenant. Details of the numbers and types of such businesses are found in Table 6.

Table 3 can be analysed both by industrial area and/or by classification. It is the intention here to merely highlight the key components of each.

Nisku Business Park is dominated by industries incidental to oil extraction which account for approximately 49% of all development in the park. Nisku also has a large amount of development related to light manufacturing, construction contracting and the service sector. Each of these land use types represent the largest concentration of such activity in any industrial park in all the rural municipalities. Though listed under different categories, much of this development is directly related to the oil industry. Nisku further has a substantial concentration of multi-tenant development meaning there are many businesses in the park which require limited space.

Within the County of Parkland, Ellis Business Park has a variety of land uses including a relatively large amount of retail and multi-tenant uses. Sherwin Industrial Park is dominated by light manufacturing activity.

The County of Strathcona's industrial parks have a variety of characteristics. While Boychuk Industrial Park contains only a minor amount of truck line industry, Broadmoor Business Park has a variety of industrial land uses but is dominated by multi-tenant development with numerous small businesses. Knights Bridge Industrial Park has no small scale uses in multi-tenant facilities and is primarily a light manufacturing park. Sherwood Estates similarly has a relatively large amount of light manufacturing and a diversity of other industry but also has a multi-tenant component. Outside of industrial parks in the County, there are large areas taken up by warehousing and storage, light manufacturing and a variety of industrial uses otherwise not classified in the table.

Industrial development in the M.D. of Sturgeon is mostly focussed in W4 Industrial Park which is dominated by light manufacturing and truck line industry and in the South Sturgeon Industrial Area where a relatively large amount of unconsolidated light manufacturing is found. Heritage Business Park has a small amount of construction contracting, retail trade and multi-tenant uses. St. Albert Industrial Airport has some development related to the air industry and some multi-tenant uses.

TABLE 4

December, 1983

INDUSTRIAL LAND BY CLASSIFICATION FOR RURAL MUNICIPALITIES[1]
(in net hectares)
1 hectares = 2.471 acres

COUNTY/M.D.	INDUSTRIAL							COMMERCIAL		MULTI-TENANT[2]	OTHER LAND USE[3]	TOTAL DEVELOPED AREA[4]
	Light Manufacturing	Construction Contracting	Wholesale Trade	Warehousing Storage	Industries Incidental to Oil Extraction	Truck Line Industry	Other Industry	Retail Trade	Service			
Leduc	79.4	48.2	1.7	14.9	248.6	8.7	32.2	5.6	20.6	36.7	10.6	507.2
Parkland	15.6	1.9	-	3.0	-	3.6	20.9	6.5	1.5	7.2	1.8	62.0
Strathcona	95.9	15.6	7.8	88.6	11.9	14.4	84.9	4.0	1.1	21.6	2.5	348.3
Sturgeon	46.4	0.8	-	4.4	0.6	4.4	3.2	0.5	-	3.9	0.5	64.7
TOTAL	237.3	66.5	9.5	110.9	261.1	31.1	141.2	16.6	23.2	69.4	15.4	982.2

Notes: [1] The classifications contained in Table 4 have been extracted from the Commission land use classification system which closely adheres to the Standard Industrial Classification.

[2] Multi-tenant land use is considered a unique and separate form of land use due to the variety of uses contained in multi-tenant facilities and the relatively small amount of area each use occupies.

[3] Land uses in industrial parks which are not industrial, commercial, multi-tenant, reserve, utility lots or rights-of-way.

[4] This table does not include heavy industry.

Table 4

Table 4 summarizes the sum total of industrial land by classification for each municipality. Whereas Tables 1 and 2 identified the distribution of general industrial land amongst the rural municipalities, Table 4 characterizes the type of industry found in each municipality.

The County of Leduc is dominated by industrial land uses incidental to oil extraction. Fully 95% of all such uses inventoried are found in the County of Leduc. Light manufacturing in the county represents 33% of the total in rural municipalities, construction contracting 72% of the total, services 89%, and multi-tenant uses 53%.

The single largest general industrial land use type in the County of Parkland is light manufacturing. There are also a variety of other uses found in Parkland, although no wholesale trade or industrial land uses incidental to oil extraction have been identified.

Warehousing and storage, and light manufacturing dominate the industrial uses in the County of Strathcona respectfully representing 80% and 40% of the total such uses in the rural municipalities. The county has a variety of other industrial uses including 23% of the construction contracting and 46% of the total truck line land uses in the rural municipalities.

Approximately 72% of general industrial land uses in the M.D. of Sturgeon are light manufacturing. The remainder of uses include construction contracting, warehousing storage, industries incidental to oil extraction, truck line industry, retail trade and other industrial uses not classified.

The distribution of uses in terms of the relative area occupied for all the rural municipalities is as follows: industrial land uses incidental to oil extraction occupy 27% of the surveyed and developed areas, light manufacturing 24%, warehousing storage 11%, multi-tenant 7%, construction contracting 7%, truck line industry 3%, commercial services 2%, retail trade 2%, wholesale trade 1%, the combined total of various other industry 14% and other uses 2%.

TABLE 5

NUMBER OF BUSINESS ESTABLISHMENTS BY INDUSTRIAL AREA

County/M.D.	Industrial Area	Business On Single Tenant Parcels[1]	Businesses In Multi-Tenant Facilities[2]	Total Number of Businesses
LEDUC	Nisku	184	110 (29)	294
	Unconsolidated	4	-	4
	SUBTOTAL	188	110 (29)	298
PARKLAND	Ellis	15	10 (5)	25
	Sherwin	6	-	6
	Unconsolidated	1	-	1
	SUBTOTAL	22	10 (5)	32
STRATHCONA	Boychuk	2	-	2
	Broadmoor	12	200 (30)	212
	Knights Bridge	14	-	14
	Sherwood Estates	31	42 (10)	73
	Yellowhead East	-	-	-
	Unconsolidated	17	-	17
	SUBTOTAL	74	242 (40)	316
STURGEON	Heritage	2	1 (1)	3
	St. Albert Airport	6	2 (1)	8
	W4	8	4 (3)	12
	Unconsolidated	3	-	3
	SUBTOTAL	19	7 (5)	26
TOTAL		303	369 (119)	672

Notes:

1 The sum total of businesses which occupy their own individual parcel.

2 The sum total of businesses which occupy space in multi-tenant facilities. Numbers in brackets are the total number of multi-tenant facilities.

Table 5

Table 5 inventories the total number of businesses in the base map areas. The table distinguishes between businesses which occupy their own individual parcel (single tenant) and those which occupy space in a multi-tenant facility. Numbers in brackets are the total number of multi-tenant facilities.

Figures provided are based upon the field survey only. In certain instances it has been difficult to determine the status of particular businesses (i.e. operational, partially operating, temporarily closed, etc.). Where a business appeared to be operating it has been so recorded.

A total of 672 businesses are estimated to be in the rural municipalities of which 45% occupy single tenant parcels and 55% occupy space in a multi-tenant facility. Whereas there are 303 businesses on single tenant parcels in the rural municipalities, the 369 businesses in multi-tenant facilities are concentrated in 119 such facilities.

Nisku Business Park contains the largest concentration of total businesses with 44% of all businesses in the rural municipalities. Broadmoor Business Park is the second largest with 32% followed by Sherwood Estates with 11%.

Comparing the rural municipalities, 47% of all businesses in rural municipalities are in the County of Strathcona, 44% in the County of Leduc, 5% in the County of Parkland and 4% in the M.D. of Sturgeon.

Regarding the distribution of businesses on single tenant parcels, 62% are in the County of Leduc, 24% in the County of Strathcona, 7% in the County of Parkland and 6% in the M.D. of Sturgeon.

The County of Strathcona has 65% of all businesses in multi-tenant facilities, the County of Leduc 30%, the County of Parkland 3% and the M.D. of Sturgeon 2%. There is an average of three businesses per multi-tenant facility in the region as a whole. The largest single concentration of multi-tenant businesses is in Broadmoor Business Park followed by Nisku Business Park and Sherwood Industrial Estates.

TABLE 6

NUMBER OF BUSINESS ESTABLISHMENTS BY CLASSIFICATION

COUNTY/M.D.	INDUSTRIAL AREA	PARCEL TYPE	Light Manufacturing	Construction Contracting	Wholesale Trade	Warehousing Storage	Industries Incidental to Oil Extraction	Truck Line Industry	Other Industry	Retail Trade	Service	TOTAL
LEDIC	Nisku	Single Tenant[1]	38	20	2	4	76	5	22	7	10	184
		Multi-Tenant[2]	2	15	7	-	15	5	28	13	25	110
		TOTAL	40	35	9	4	91	10	50	20	35	294
	Unconsolidated	Single Tenant	1	1	-	1	1	-	-	-	-	4
		Multi-Tenant	-	-	-	-	-	-	-	-	-	-
		TOTAL	1	1	-	1	1	-	-	-	-	4
	County Total	Single Tenant	39	21	2	5	77	5	22	7	10	188
		Multi-Tenant	2	15	7	-	15	5	28	13	25	110
		TOTAL	41	36	9	5	92	10	50	20	35	298
PARKLAND	Ellis	Single Tenant	2	2	-	3	-	2	1	4	1	15
		Multi-Tenant	-	-	1	-	2	-	2	3	2	10
		TOTAL	2	2	1	3	2	2	3	7	3	25
	Sherwin	Single Tenant	4	-	-	-	-	1	1	-	-	6
		Multi-Tenant	-	-	-	-	-	-	-	-	-	-
		TOTAL	4	-	-	-	-	1	1	-	-	6
	Unconsolidated	Single Tenant	-	-	-	-	-	-	1	-	-	1
		Multi-Tenant	-	-	-	-	-	-	-	-	-	-
		TOTAL	-	-	-	-	-	-	1	-	-	1
	County Total	Single Tenant	6	2	-	3	-	3	3	4	1	22
		Multi-Tenant	-	-	1	-	2	-	2	3	2	10
		TOTAL	6	2	1	3	2	3	5	7	3	32

continued...

TABLE 6, continued

COUNTY/M.D.	INDUSTRIAL AREA	PARCEL TYPE	Light Manufacturing	Construction Contracting	Wholesale Trade	Warehousing Storage	Industries Incidental to Oil Extraction	Truck Line Industry	Other Industry	Retail Trade	Service	TOTAL
STRATHCONA	Boychuk	Single Tenant	-	-	-	-	-	2	-	-	-	2
		Multi-Tenant	-	-	-	-	-	-	-	-	-	-
		TOTAL	-	-	-	-	-	2	-	-	-	2
	Broadmoor	Single Tenant	1	-	2	1	-	-	3	3	2	12
		Multi-Tenant	10	12	1	-	6	-	8	68	95	200
		TOTAL	11	12	3	1	6	-	11	71	97	212
	Knights Bridge	Single Tenant	5	2	1	3	1	2	-	-	-	14
		Multi-Tenant	-	-	-	-	-	-	-	-	-	-
		TOTAL	5	2	1	3	1	2	-	-	-	14
	Sherwood Estates	Single Tenant	12	3	2	3	3	2	4	2	-	31
		Multi-Tenant	6	6	-	-	3	6	4	6	11	42
		TOTAL	18	9	2	3	6	8	8	8	11	73
	Yellowhead East	Single Tenant	-	-	-	-	-	-	-	-	-	-
		Multi-Tenant	-	-	-	-	-	-	-	-	-	-
		TOTAL	-	-	-	-	-	-	-	-	-	-
	Unconsolidated	Single Tenant	3	2	-	6	1	2	3	-	-	17
		Multi-Tenant	-	-	-	-	-	-	-	-	-	-
		TOTAL	3	2	-	6	1	2	3	-	-	17
	County Total	Single Tenant	21	7	5	13	5	6	10	5	2	74
		Multi-Tenant	16	18	1	-	9	6	12	74	106	242
		TOTAL	37	25	6	13	14	12	22	79	108	316

continued...

TABLE 6, continued

COUNTY/M.D.	INDUSTRIAL AREA	PARCEL TYPE	Light Manufacturing	Construction Contracting	Wholesale Trade	Warehousing Storage	Industries Incidental to Oil Extraction	Truck Line Industry	Other Industry	Retail Trade	Service	TOTAL
STURGEON	Heritage	Single Tenant	-	1	-	-	-	-	-	1	-	2
		Multi-Tenant	-	1	-	-	-	-	-	-	-	1
		TOTAL	-	2	-	-	-	-	-	1	-	3
	St. Albert Airport	Single Tenant	-	-	-	-	-	-	6	-	-	6
		Multi-Tenant	-	1	-	-	-	-	-	-	1	2
		TOTAL	-	1	-	-	-	-	6	-	1	8
	W4	Single Tenant	5	-	-	-	1	2	-	-	-	8
		Multi-Tenant	1	2	-	-	-	1	-	-	-	4
		TOTAL	6	2	-	-	1	3	-	-	-	12
	Unconsolidated		2	-	-	1	-	-	-	-	-	3
			-	-	-	-	-	-	-	-	-	-
			2	-	-	1	-	-	-	-	-	3
	M.D. Total	Single Tenant	7	1	-	1	1	2	6	1	-	19
		Multi-Tenant	1	4	-	-	-	1	-	-	1	7
		TOTAL	8	5	-	1	1	3	6	1	1	26

Notes:

[1] Single tenant parcels accommodate one business per parcel (which sometimes can include two or more lots consolidated into one parcel).

[2] Multi-tenant parcels accommodate a building or buildings on a parcel which house two or more businesses.

Table 6

Table 6 details the number of businesses by industrial classification for each industrial park. Industries for which the appropriate classification could not be readily determined have been listed as "other industry".

Numbers of businesses listed in Table 6 generally correlate with the land dedicated to each use as presented in Table 3. However, Table 6 also illustrates the types of industrial and other uses found in the multi-tenant facilities.

All multi-tenant facilities which have been inventoried are found within defined boundaries of industrial parks. Broadmoor is the only industrial park which is dominated by multi-tenant businesses. Specifically, it contains 200 businesses in multi-tenant buildings of which 163 or 82% are retail or service oriented. In the other noted parks, the multi-tenant buildings contain numerous retail and service businesses as well as other industrial types.

TABLE 7

NUMBER OF BUSINESS ESTABLISHMENTS BY CLASSIFICATION FOR RURAL MUNICIPALITIES

COUNTY/M.D.	PARCEL TYPE	Light Manufacturing	Construction Contracting	Wholesale Trade	Warehousing Storage	Industries Incidental to Oil Extraction	Truck Line Industry	Other Industry	Retail Trade	Service	TOTAL
LEDUC	Single Tenant[1]	39	21	2	5	77	5	22	7	10	188
	Multi-Tenant[2]	2	15	7	-	15	5	28	13	25	110
	TOTAL	41	36	9	5	92	10	50	20	35	298
PARKLAND	Single Tenant	6	2	-	3	-	3	3	4	1	22
	Multi-Tenant	-	-	1	-	2	-	2	3	2	10
	TOTAL	6	2	1	3	2	3	5	7	3	32
STRATHCONA	Single Tenant	21	7	5	13	5	6	10	5	2	74
	Multi-Tenant	16	18	1	-	9	6	12	74	106	242
	TOTAL	37	25	6	13	14	12	22	79	108	316
STURGEON	Single Tenant	7	1	-	1	1	2	6	1	-	19
	Multi-Tenant	1	4	-	-	-	1	-	-	1	7
	TOTAL	8	5	-	1	1	3	6	1	1	26
TOTAL	Single Tenant	73	31	7	22	83	16	41	17	13	303
	Multi-Tenant	19	37	9	-	26	12	42	90	134	369
	TOTAL	92	68	16	22	109	28	83	107	147	672

Notes:

[1] Single tenant parcels accumulate one business per parcel (which sometimes can include two or more lots consolidated into one parcel).

[2] Multi-tenant parcels accumulate a building or buildings on a parcel which house two or more businesses.

Table 7

Table 7 presents the total number of businesses by classification for each municipality. The largest group of businesses by number of establishments in the rural municipalities are commercial (retail and service) accounting for 38% of all businesses. Industries incidental to oil extraction comprise 16% of all businesses, light manufacturing 14%, construction contracting 10%, truck line industry 4%, wholesale trade and warehousing/storage 2% each and the remainder is distributed amongst a variety of other businesses.

For the 303 businesses on single tenant parcels, 27% are industries incidental to oil extraction, 24% are light manufacturing, 10% are construction contracting, 7% warehousing/storage, 6% retail, 5% truck line industry, 5% service, 2% wholesale trade and the remainder a variety of other business types.

Regarding the 369 businesses in multi-tenant facilities, 36% are services, 24% retail establishments, 10% construction contracting, 7% industries incidental to oil extraction, 5% light manufacturing, 3% truck line industry, 2% wholesale trade, 0% warehousing/storage and the remainder a variety of other industries.

To determine the average parcel size by classification, attention must be directed to single tenant parcel businesses and a correlation drawn between Tables 4 and 7. The following are the average parcel sizes for each of the classified types of business. Warehousing/storage 5.0 ha; light manufacturing 3.3 ha; industries incidental to oil extraction 3.1 ha; construction contracting 2.1 ha; truck line 1.9 ha; service industries 1.8 ha; wholesale trade 1.4 ha; retail 1.0 ha; and the average size of businesses in multi-tenant facilities is 0.2 ha. The later is somewhat inflated as it does not compensate for vacant space in multi-tenant buildings.

PART 2

Part II provides base maps and accompanying tables for the nine rural areas inventoried in this report. Whereas Part I is intended as a summary of the general industrial land uses and their characteristics, Part II profiles each quarter section identifying the numbers and areas of occupied lots, vacant lots in the industrial parks as defined on the base maps and the name of each park. Areas which are occupied by heavy industry, though not the focus of this inventory, are identified for information purposes only.

For the purposes of Base Maps 1 through 9, commercial and multi-tenant development are included as "general industrial".

1

NISKU BUSINESS PARK (South)

County of Leduc

MAP 1
Nisku Business Park (South)
County of Leduc

GENERAL INDUSTRIAL LAND[1]
(By Number of Lots and Hectares)

LEGAL DESCRIPTION	OCCUPIED INDUSTRIAL LAND[2]		VACANT INDUSTRIAL LAND[3]		TOTAL INDUSTRIAL LAND		INDUSTRIAL SUBDIVISION[4]
	Lots	Hectares	Lots	Hectares	Lots	Hectares	
NE 11-50-25-4	2	2.8	12	11.9	14	14.7	Nisku
SE 11-50-25-4	3	10.3	2	7.9	5	18.2	Nisku
NW 13-50-25-4	16	11.2	39	29.2	55	40.9	Nisku
NE 13-50-25-4	37	30.3	13	20.0	50	50.3	Nisku
SE 13-50-25-4	43	32.5	22	14.0	65	46.5	Nisku
SW 13-50-25-4	29	21.2	36	28.1	65	49.3	Nisku
NE 14-50-25-4	-	-	-	-	-	-	
SE 14-50-25-4	-	-	-	-	-	-	
NW 18-50-25-4	6	17.0	5	12.1	11	29.1	Nisku
TOTAL	136	125.3	129	123.2	265	249.0	

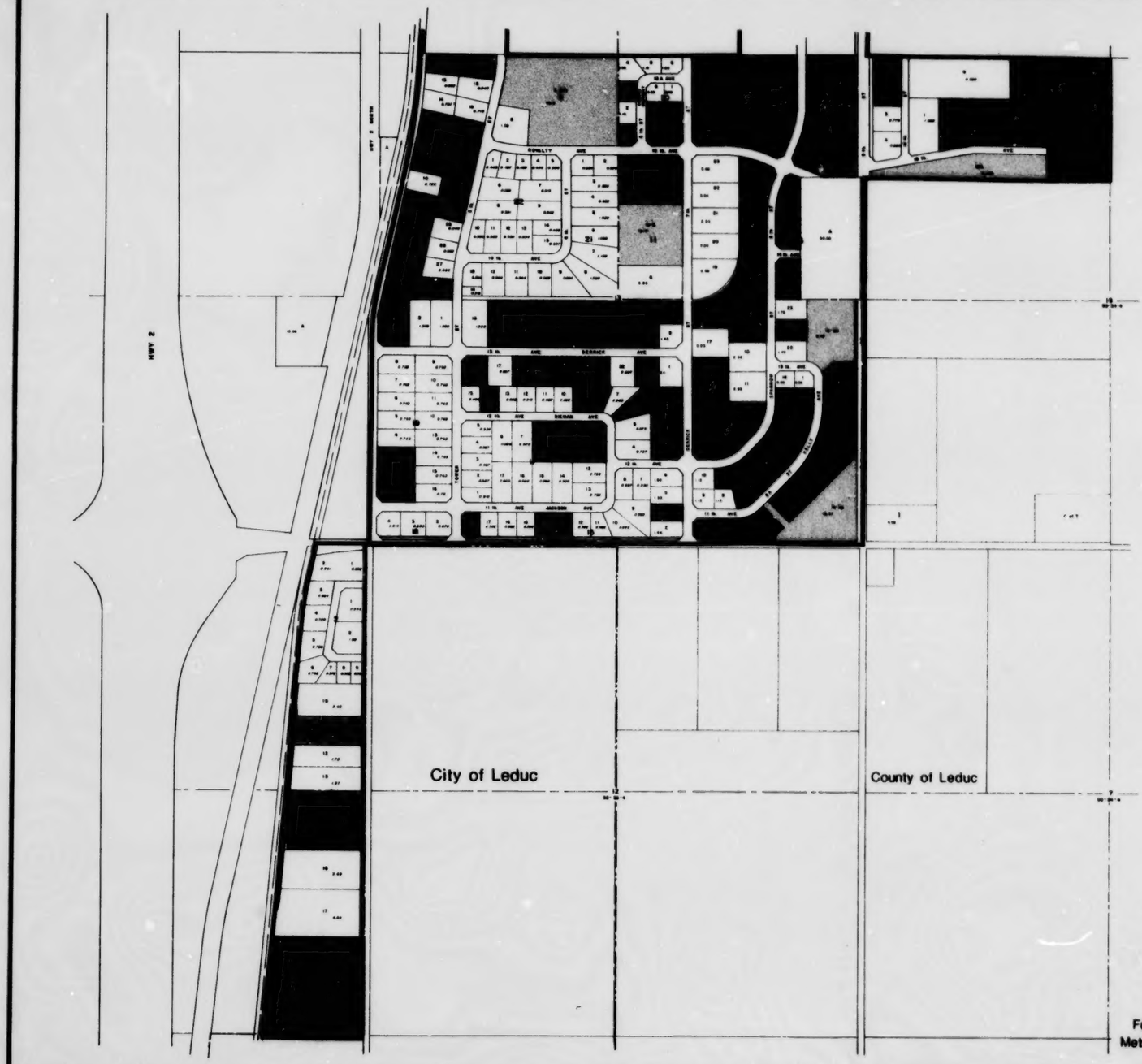
Notes:

[1] General industry includes all industry that are classified as light (including commercial) and/or medium.

[2] The number of lots and net hectares per quarter section that are developed and are considered not available.

[3] The number of industrial lots and net hectares per quarter section in a defined industrial park (see base maps) which have yet to be developed.

[4] Industrial/Business Parks which are entirely or partly located in a listed quarter section. In some instances, such parks may contain land in several quarter sections and this is identified in each case. Where general industrial land use is unconsolidated or not in defined industrial parks, no description is given.



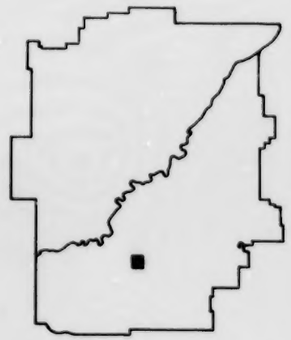
MAP 1

COUNTY of LEDUC

NISKU BUSINESS PARK (South)

LAND USE

- GENERAL INDUSTRIAL
- HEAVY INDUSTRIAL
- NON INDUSTRIAL
- RESERVE
- VACANT
- CITY BOUNDARY



Note: The boundary for Nisku Business Park identifies the area where registered plans of subdivision are in place. This boundary is subject to change as future plans of subdivision are registered. Registered plans of subdivision account for only a portion of the area committed for industrial development in the land use bylaw.

Edmonton Metropolitan Regional Planning Commission

north

DEC. 1983

2

NISKU BUSINESS PARK (North)

County of Leduc

MAP 2
Nisku Business Park (North)
County of Leduc

GENERAL INDUSTRIAL LAND[1]
(By Number of Lots and Hectares)

LEGAL DESCRIPTION	OCCUPIED INDUSTRIAL LAND[2]		VACANT INDUSTRIAL LAND[3]		TOTAL INDUSTRIAL LAND		INDUSTRIAL SUBDIVISION[4]
	Lots	Hectares	Lots	Hectares	Lots	Hectares	
NW 19-50-24-4	1	16.2	-	-	1	16.2	Nisku
NW 30-50-24-4	-	-	-	-	-	-	
SW 30-50-24-4	3	24.3	-	-	3	24.3	Nisku
SE 23-50-25-4	-	-	-	-	-	-	
NW 24-50-25-4	28	40.3	11	10.9	39	51.2	Nisku
NE 24-50-25-4	37	52.2	1	1.9	36	52.4	Nisku
SE 24-50-25-4	1	39.1	-	-	1	39.1	Nisku
SW 24-50-25-4	1	7.5	-	-	1	7.5	Nisku
NW 25-50-25-4	-	-	-	-	-	-	
NE 25-50-25-4	2	32.4	-	-	2	32.4	Nisku
SE 25-50-25-4	53	51.9	1	1.1	54	53.0	Nisku
SW 25-50-25-4	26	58.0	1	2.7	25	55.3	Nisku
NE 26-50-25-4	3	3.1	-	-	3	3.1	Nisku
SE 26-50-25-4	1	15.5	-	-	1	15.5	Nisku
TOTAL	156	340.5	14	16.6	166	357.1	

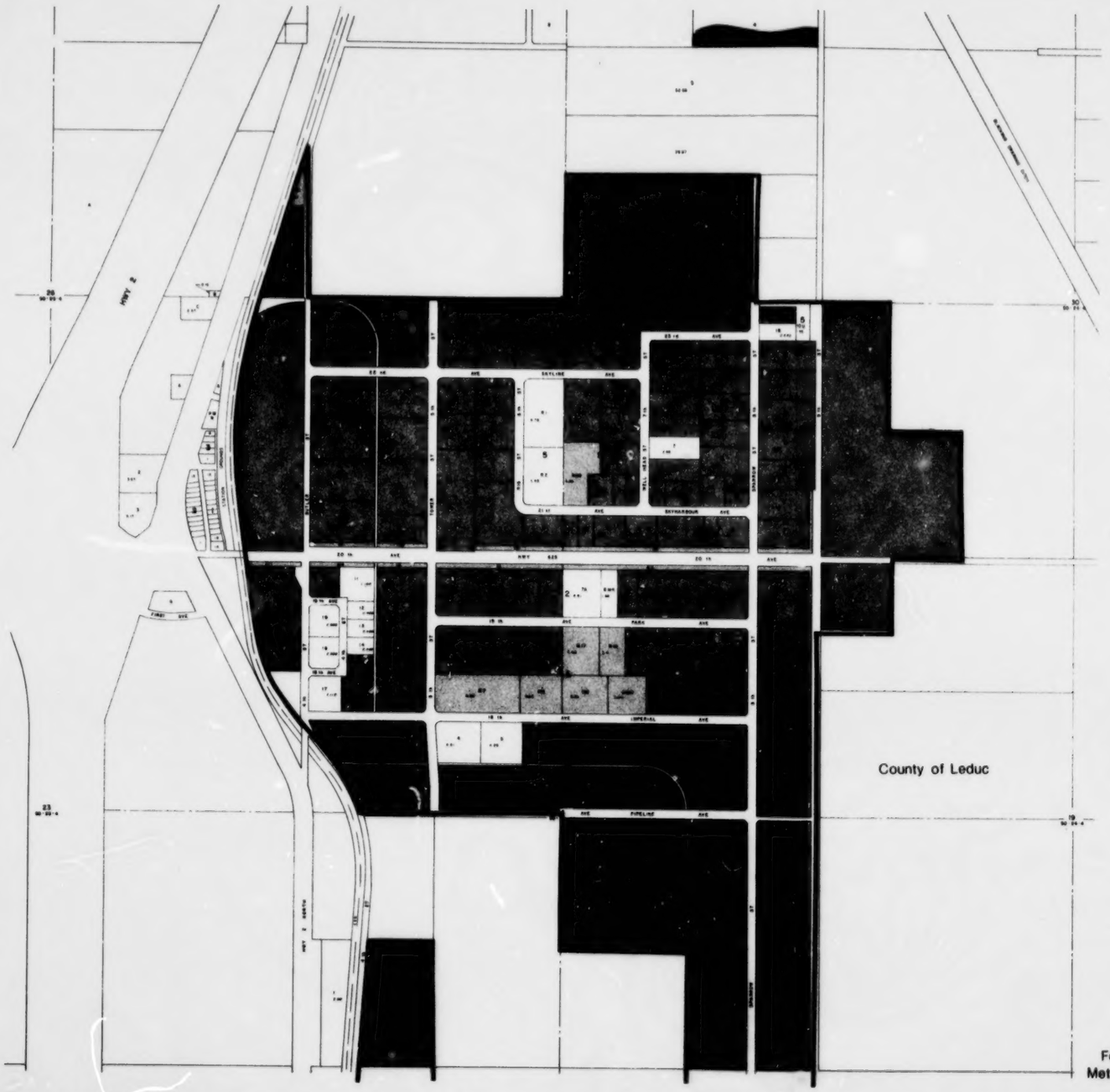
Notes:

1 General industry includes all industry that are classified as light (including commercial) and/or medium.

2 The number of lots and net hectares per quarter section that are developed and are considered not available.

3 The number of industrial lots and net hectares per quarter section in a defined industrial park (see base maps) which have yet to be developed.

4 Industrial/Business Parks which are entirely or partly located in a listed quarter section. In some instances, such parks may contain land in several quarter sections and this is identified in each case. Where general industrial land use is unconsolidated or not in defined industrial parks, no description is given.



Feet 0 615 1230
Metres 0 150 300 450

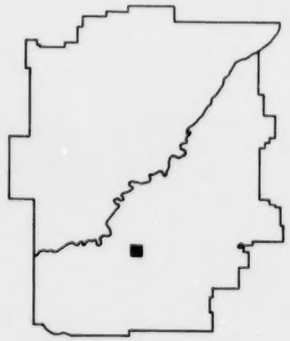
MAP 2

COUNTY of LEDUC

NISKU BUSINESS PARK (North)

LAND USE

- GENERAL INDUSTRIAL
- HEAVY INDUSTRIAL
- NON INDUSTRIAL
- RESERVE
- VACANT



Note: The boundary for Nisku Business Park identifies the area where registered plans of subdivision are in place. This boundary is subject to change as future plans of subdivision are registered. Registered plans of subdivision account for only a portion of the area committed for industrial development in the land use bylaw.

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3

HIGHWAY 2 INDUSTRIAL AREA

County of Leduc

MAP 3
Highway 2 Industrial Area
County of Leduc

GENERAL INDUSTRIAL LAND[1]
(By Number of Lots and Hectares)

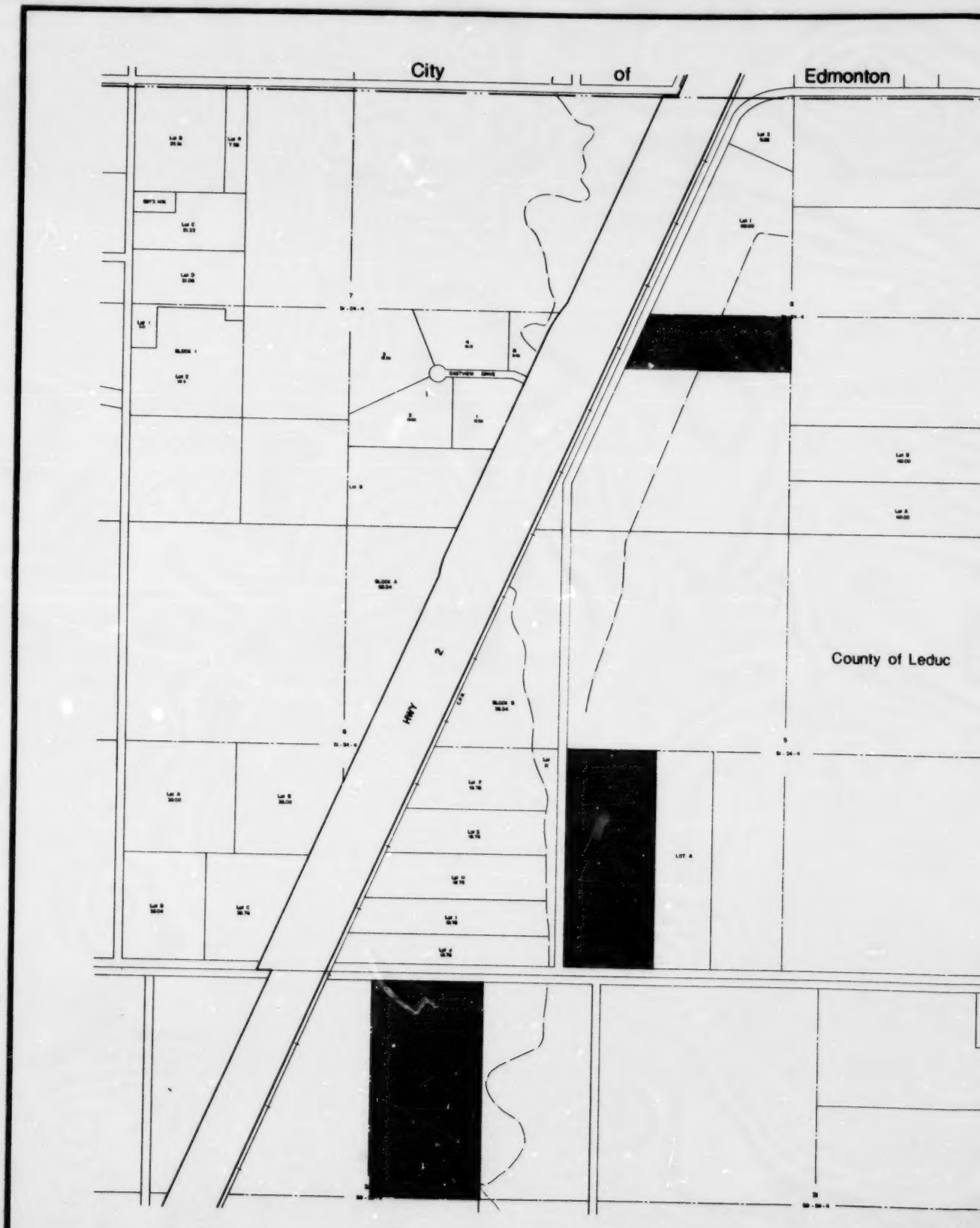
LEGAL DESCRIPTION	OCCUPIED INDUSTRIAL LAND[2]		VACANT INDUSTRIAL LAND[3]		TOTAL INDUSTRIAL LAND		INDUSTRIAL SUBDIVISION
	Lots	Hectares	Lots	Hectares	Lots	Hectares	
NE 31-51-24-4	1	16.1	-	-	1	16.1	
SW 5-51-24-4	1	23.7	-	-	1	23.7	
SW 8-51-24-4	1	11.6	-	-	1	11.6	
TOTAL	3	51.4	-	-	3	51.4	

Notes:

[1] General industry includes all industry that are classified as light (including commercial) and/or medium.

[2] The number of lots and net hectares per quarter section that are developed and are considered not available.

[3] The number of industrial lots and net hectares per quarter section in a defined industrial park (see base maps) which have yet to be developed.


City
of
Edmonton
County of Leduc
HWY
2

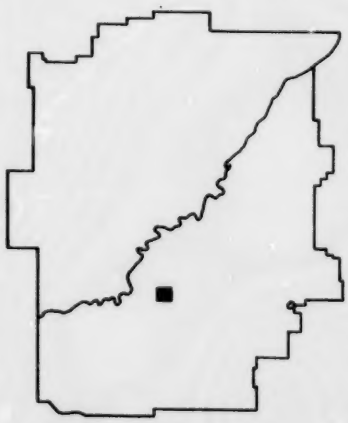
MAP 3

COUNTY of LEDUC

HIGHWAY 2 INDUSTRIAL AREA

LAND USE

- GENERAL INDUSTRIAL
- HEAVY INDUSTRIAL
- NON INDUSTRIAL
- RESERVE
- CITY BOUNDARY



Note: The areas shown as developed account for only a portion of the area committed for industrial development in the land use bylaw.

Feet 0 750 1500

Metres 0 300 600

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4

SHERWOOD INDUSTRIAL ESTATES

County of Strathcona

MAP 4
Sherwood Industrial Estates
County of Strathcona

GENERAL INDUSTRIAL LAND[1]
(By Number of Lots and Hectares)

LEGAL DESCRIPTION	OCCUPIED INDUSTRIAL LAND[2]		VACANT INDUSTRIAL LAND[3]		TOTAL INDUSTRIAL LAND		INDUSTRIAL SUBDIVISION[4] [Heavy Industry][5]
	Lots	Hectares	Lots	Hectares	Lots	Hectares	
NW 29-52-23-4	1	65.0	-	-	1	65.0	[Shell (Vacant)]
NE 29-52-23-4	1	3.4	-	-	1	3.4	
SE 29-52-23-4	1	6.1	-	-	1	6.1	
SW 29-52-23-4	-	-	-	-	-	-	
TOTAL	3	74.5	-	-	3	74.5	
NW 30-52-23-4	6	52.3	-	-	6	52.3	[Stelco (Vacant)]
	2	8.8	1	1.2	3	10.0	Sherwood Estates
NE 30-52-23-4	34	35.3	5	4.8	39	40.1	Sherwood Estates
SE 30-52-23-4	7	10.3	-	-	7	10.3	Sherwood Estates
SW 30-52-23-4	1	4.6	-	-	1	4.6	Sherwood Estates
	3	3.7	3	6.9	6	10.6	
TOTAL	53	115.2	9	12.9	64	127.9	
NW 31-52-23-4	1	60.6	-	-	1	60.6	[Texaco (Refinery)]
NE 31-52-23-4	1	30.3	-	-	1	30.3	[Texaco (Vacant)]
	2	30.3	-	-	2	30.3	
SE 31-52-23-4	1	65.0	-	-	1	65.0	[Texaco (Vacant)]
SW 31-52-23-4	5	60.6	2	4.0	7	64.6	[Stelco (Plant)]
TOTAL	10	246.8	2	4.0	12	250.8	
NW 32-52-23-4	1	65.0	-	-	1	65.0	[Interprovincial Pipeline (Tank Farm)]
NE 32-52-23-4	1	65.0	-	-	1	65.0	[Shell (Vacant)]
SE 32-52-23-4	1	65.0	-	-	1	65.0	[Shell (Tank Farm)
SW 32-52-23-4	1	65.0	-	-	1	65.0	[Texaco (Vacant)]
TOTAL	4	260.0	-	-	4	260.0	

Notes:

1 General industry includes all industry that are classified as light (including commercial) and/or medium.

2 The number of lots and net hectares per quarter section that are developed and are considered not available.

3 The number of industrial lots and net hectares per quarter section in a defined industrial park (see base maps) which have yet to be developed.

4 Industrial/Business Parks which are entirely or partly located in a listed quarter section. In some instances, such parks may contain land in several quarter sections and this is identified in each case. Where general industrial land use is unconsolidated or not in defined industrial parks, no description is given.

5 Base maps 3 and 4 include areas owned and occupied by heavy industry. Such parcels are listed as occupied industrial land and the owner in each instance is identified. Land owned by heavy industry but vacant is considered not available at this time.

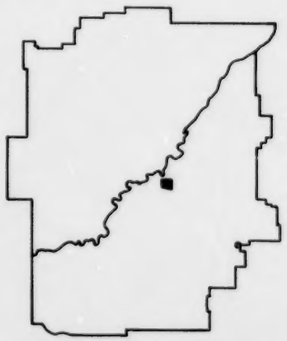
MAP 4

COUNTY of STRATHCONA

SHERWOOD INDUSTRIAL ESTATES

LAND USE

- GENERAL INDUSTRIAL
- HEAVY INDUSTRIAL
- NON INDUSTRIAL
- RESERVE
- VACANT
- CITY BOUNDARY



Note: The boundary for Sherwood Industrial Estates identifies the area where registered plans of subdivision are in place. This boundary may be subject to change. Registered plans of subdivision account for only a portion of the area committed for industrial development in the land use bylaw.

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4(a)

BROADMOOR BUSINESS PARK

County of Strathcona

MAP 4(a)
Broadmoor Business Park
County of Strathcona

GENERAL INDUSTRIAL LAND[1]
(By Number of Lots and Hectares)

LEGAL DESCRIPTION	OCCUPIED INDUSTRIAL LAND[2]		VACANT INDUSTRIAL LAND[3]		TOTAL INDUSTRIAL LAND		INDUSTRIAL SUBDIVISION[4]
	Lots	Hectares	Lots	Hectares	Lots	Hectares	
NW 33-52-23-4	-	-	-	-	-	-	RDA
NE 33-52-23-4	60	25.1	25	21.0	85	46.1	Broadmoor
SE 33-52-23-4	-	-	-	-	-	-	Sherwood Park
SW 33-52-23-4	1	4	-	-	1	4.0	RDA (part)
TOTAL	61	29.1	25	21.0	86	50.1	

Notes:

[1] General industry includes all industry that are classified as light (including commercial) and/or medium.

[2] The number of lots and net hectares per quarter section that are developed and are considered not available.

[3] The number of industrial lots and net hectares per quarter section in a defined industrial park (see base maps) which have yet to be developed.

[4] Industrial/Business Parks which are entirely or partly located in a listed quarter section. In some instances, such parks may contain land in several quarter sections and this is identified in each case. Where general industrial land use is unconsolidated or not in defined industrial parks, no description is given.

MAP 4a

COUNTY of STRATHCONA

BROADMOOR BUSINESS PARK LAND USE

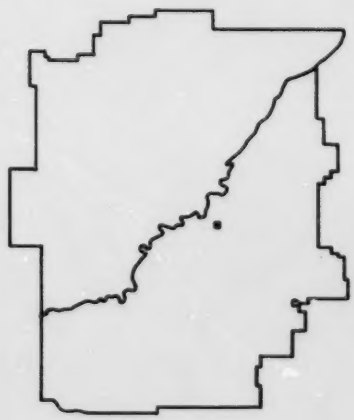
GENERAL INDUSTRIAL

HEAVY INDUSTRIAL

NON INDUSTRIAL

RESERVE

VACANT



north

Feet 0 660 1320

Metres 0 160 320 480

Note: The boundary for Broadmoor Business Park identifies the area where registered plans of subdivision are in place. This boundary may be subject to change. Registered plans of subdivision account for only a portion of the area committed for industrial development in the land use bylaw.

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5

KNIGHTS BRIDGE/BOYCHUK INDUSTRIAL PARKS

County of Strathcona

MAP 5
Knights Bridge/Boychuk
County of Strathcona

GENERAL INDUSTRIAL LAND[1]
(By Number of Lots and Hectares)

LEGAL DESCRIPTION	OCCUPIED INDUSTRIAL LAND[2]		VACANT INDUSTRIAL LAND[3]		TOTAL INDUSTRIAL LAND		INDUSTRIAL SUBDIVISION[4] [Heavy Industry][5]
	Lots	Hectares	Lots	Hectares	Lots	Hectares	
NW 5-53-23-4	4	65.0	-	-	4	65.0	[Gibsons, Dome, Rimbey]
NE 5-53-23-4	1	65.0	-	-	1	65.0	[Gulf Oil (Refinery)]
SE 5-53-23-4	1	65.0	-	-	1	65.0	[Interprovincial Pipeline (Tank Farm)]
SW 5-53-23-4	2	65.0	-	-	2	65.0	[Trans Mountain Pipeline (Tank Farm)]
TOTAL	8	260.0	-	-	8	260.0	
NW 6-53-23-4	1	20.2	-	-	1	20.2	[Esso (Refinery)]
NE 6-53-23-4	1	23.0	-	-	1	23.0	RDA (part)
SE 6-53-23-4	29	48.9	2	3.1	31	52.0	Knights Bridge
SW 6-53-23-4	1	65.0	-	-	1	65.0	[Esso (Refinery)]
TOTAL	32	156.9	2	3.1	34	160.2	
NW 8-53-23-4	-	-	-	-	-	-	
NE 8-53-23-4	10	15.1	-	-	10	15.1	
SE 8-53-23-4	3	30.4	-	-	3	30.4	[Alcan (Smelter)]
	2	3.2	6	10.4	8	13.6	Boychuk
SW 8-53-23-4	2	60.7	-	-	2	60.7	
TOTAL	17	109.5	6	10.4	23	119.9	

Notes:

1 General industry includes all industry that are classified as light (including commercial) and/or medium.

2 The number of lots and net hectares per quarter section that are developed and are considered not available.

3 The number of industrial lots and net hectares per quarter section in a defined industrial park (see base maps) which have yet to be developed.

4 Industrial/Business Parks which are entirely or partly located in a listed quarter section. In some instances, such parks may contain land in several quarter sections and this is identified in each case. Where general industrial land use is unconsolidated or not in defined industrial parks, no description is given.

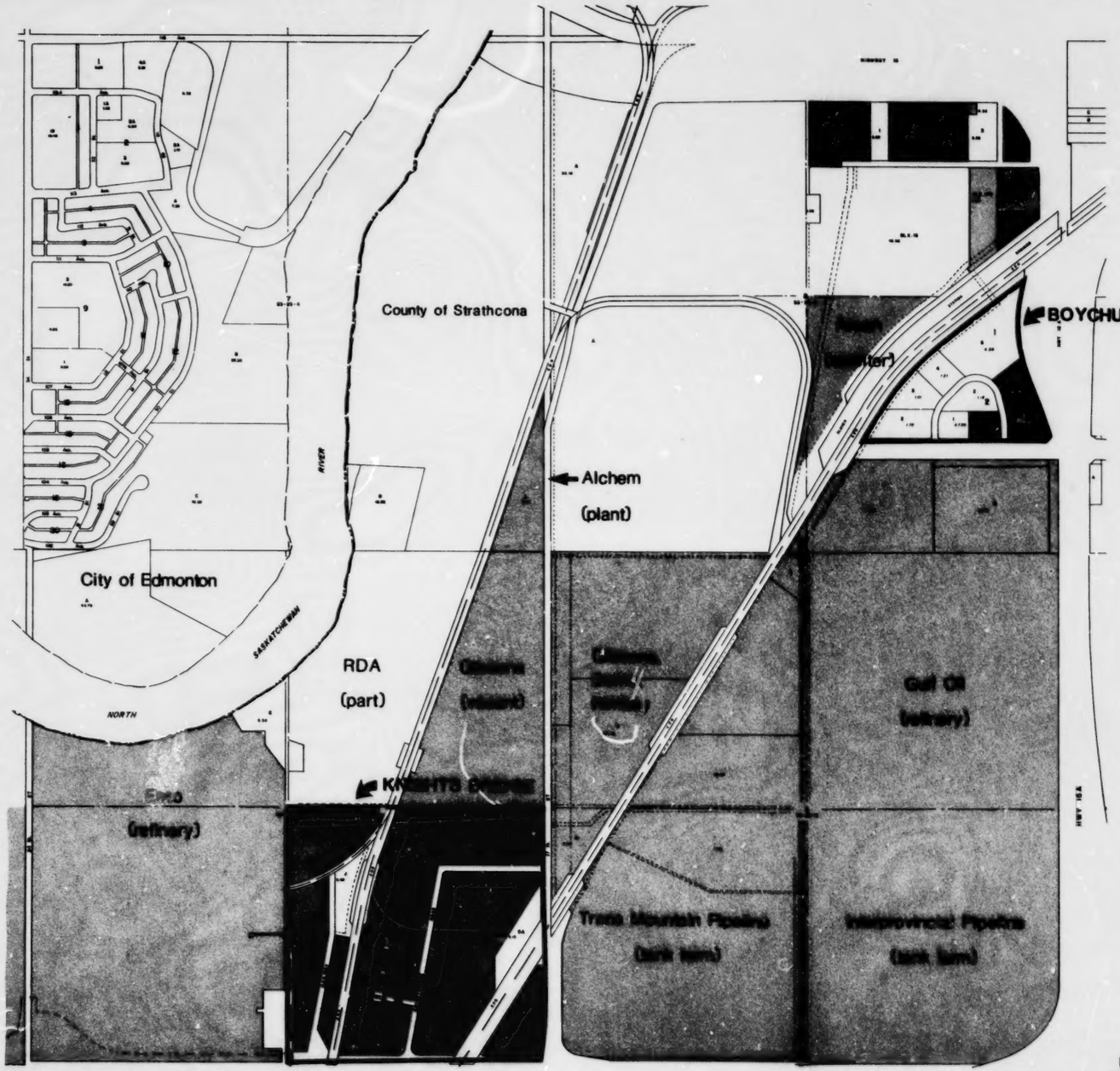
5 Base maps 3 and 4 include areas owned and occupied by heavy industry. Such parcels are listed as occupied industrial land and the owner in each instance is identified. Land owned by heavy industry but vacant is considered not available at this time.

MAP 5

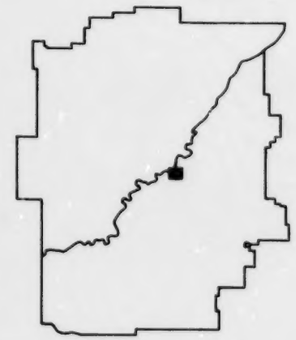
COUNTY of STRATHCONA

KNIGHTS BRIDGE/BOYCHUK INDUSTRIAL PARKS

LAND USE



- GENERAL INDUSTRIAL
- HEAVY INDUSTRIAL
- NON INDUSTRIAL
- RESERVE
- VACANT
- CITY BOUNDARY



Feet 0 615 1230
Metres 0 150 300 450

Note: The boundaries for Knights Bridge and Boychuk Industrial Parks identifies the area where registered plans of subdivision are in place. These boundaries may be subject to change. Registered plans of subdivision account for only a portion of the area committed for industrial development in the land use bylaw.

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6

YELLOWHEAD EAST INDUSTRIAL PARK

County of Strathcona

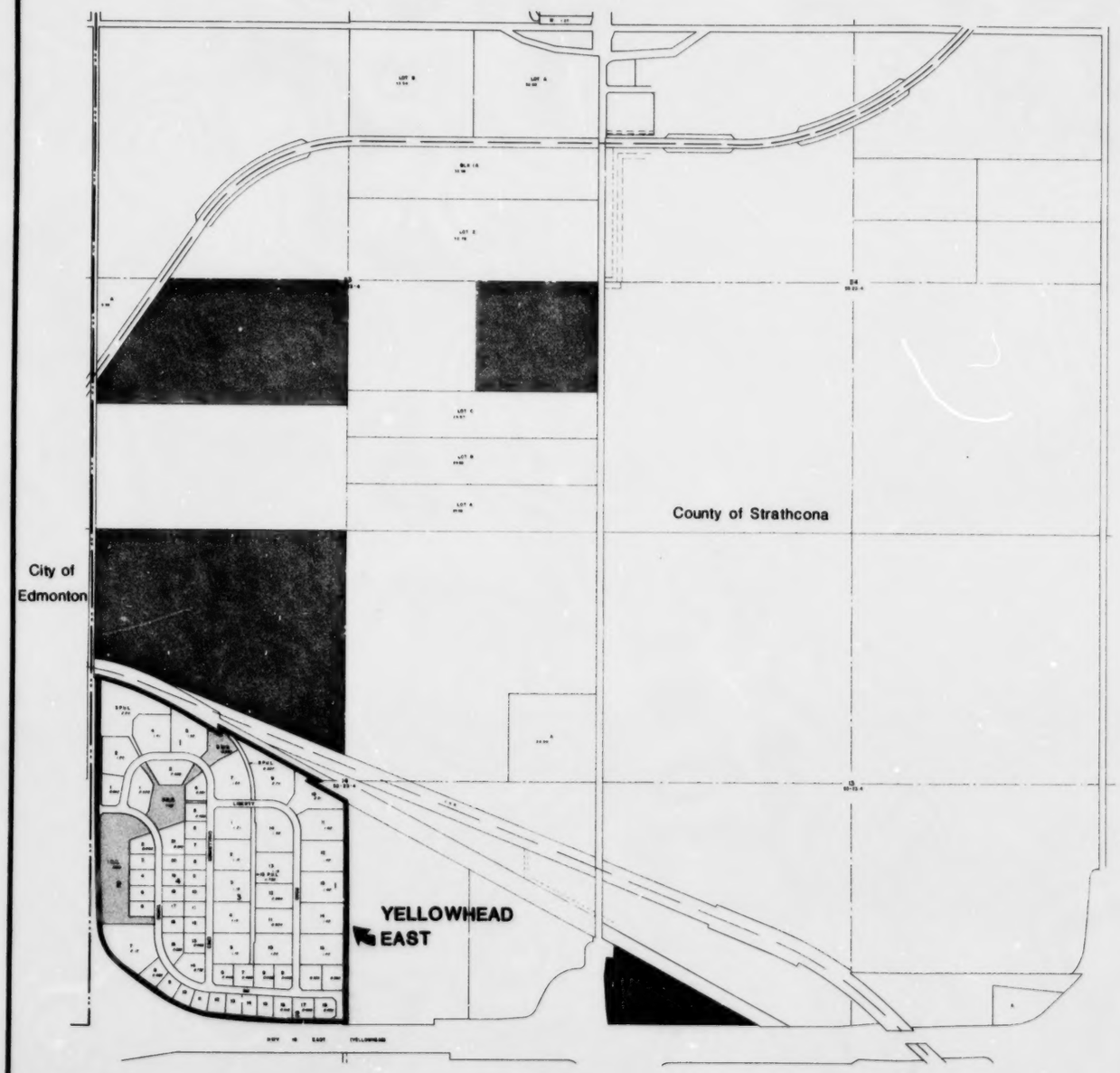
MAP 6
Yellowhead East
County of Strathcona

GENERAL INDUSTRIAL LAND[1]
(By Number of Lots and Hectares)

LEGAL DESCRIPTION	OCCUPIED INDUSTRIAL LAND[2]		VACANT INDUSTRIAL LAND[3]		TOTAL INDUSTRIAL LAND		INDUSTRIAL SUBDIVISION[4]
	Lots	Hectares	Lots	Hectares	Lots	Hectares	
NW 13-53-23-4	-	-	-	-	-	-	
NE 13-53-23-4	-	-	-	-	-	-	
SE 13-53-23-4	-	-	-	-	-	-	
SW 13-53-23-4	1	7.0	-	-	1	7.0	
TOTAL	1	7.0	-	-	1	7.0	
NW 14-53-23-4	1	50.0	-	-	1	50.0	
	-	-	6	13.2	6	13.2	Yellowhead East
NE 14-53-23-4	-	-	-	-	-	-	
SE 14-53-23-4	-	-	-	-	-	-	
SW 14-53-23-4	-	-	59	45.0	59	45.0	Yellowhead East
TOTAL	1	50.0	65	58.2	66	108.2	
NW 23-53-23-4	-	-	-	-	-	-	
NE 23-53-23-4	-	-	-	-	-	-	
SE 23-53-23-4	1	16.1	-	-	1	16.1	
SW 23-53-23-4	1	20.7	-	-	1	20.7	
TOTAL	2	36.8	-	-	2	36.8	
NW 24-53-23-4	-	-	-	-	-	-	
NE 24-53-23-4	-	-	-	-	-	-	
SE 24-53-23-4	-	-	-	-	-	-	
SW 24-53-23-4	-	-	-	-	-	-	
TOTAL	-	-	-	-	-	-	

Notes:

1 General industry includes all industry that are classified as light (including commercial) and/or medium.
2 The number of lots and net hectares per quarter section that are developed and are considered not available.
3 The number of industrial lots and net hectares per quarter section in a defined industrial park (see base maps) which have yet to be developed.
4 Industrial/Business Parks which are entirely or partly located in a listed quarter section. In some instances, such parks may contain land in several quarter sections and this is identified in each case. Where general industrial land use is unconsolidated or not in defined industrial parks, no description is given.



Feet 0 660 1320
Metres 0 160 320 480

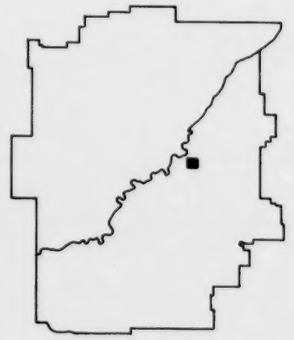
MAP 6

COUNTY of STRATHCONA

YELLOWHEAD EAST INDUSTRIAL PARK

LAND USE

- GENERAL INDUSTRIAL
- HEAVY INDUSTRIAL
- NON INDUSTRIAL
- RESERVE
- VACANT
- CITY BOUNDARY



Note: The boundary for Yellowhead East Industrial Park identifies the area where registered plans of subdivision are in place. This boundary is subject to change as future plans of subdivision are registered. Registered plans of subdivision account for only a portion of the area committed for industrial development in the land use bylaw.

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7

W4 INDUSTRIAL PARK

M.D. of Sturgeon

MAP 7
W4 Industrial Park
M.D. of Sturgeon

GENERAL INDUSTRIAL LAND[1]
(By Number of Lots and Hectares)

LEGAL DESCRIPTION	OCCUPIED INDUSTRIAL LAND[2]		VACANT INDUSTRIAL LAND[3]		TOTAL INDUSTRIAL LAND		INDUSTRIAL SUBDIVISION[4]
	Lots	Hectares	Lots	Hectares	Lots	Hectares	
NE 17-55-22-4	-	-	-	-	-	-	
SE 17-55-22-4	12	13.1	28	36.4	40	49.5	W4
W1/2 17-55-22-4	-	-	30	50.6	30	50.6	
TOTAL	12	13.1	58	87.0	70	100.1	

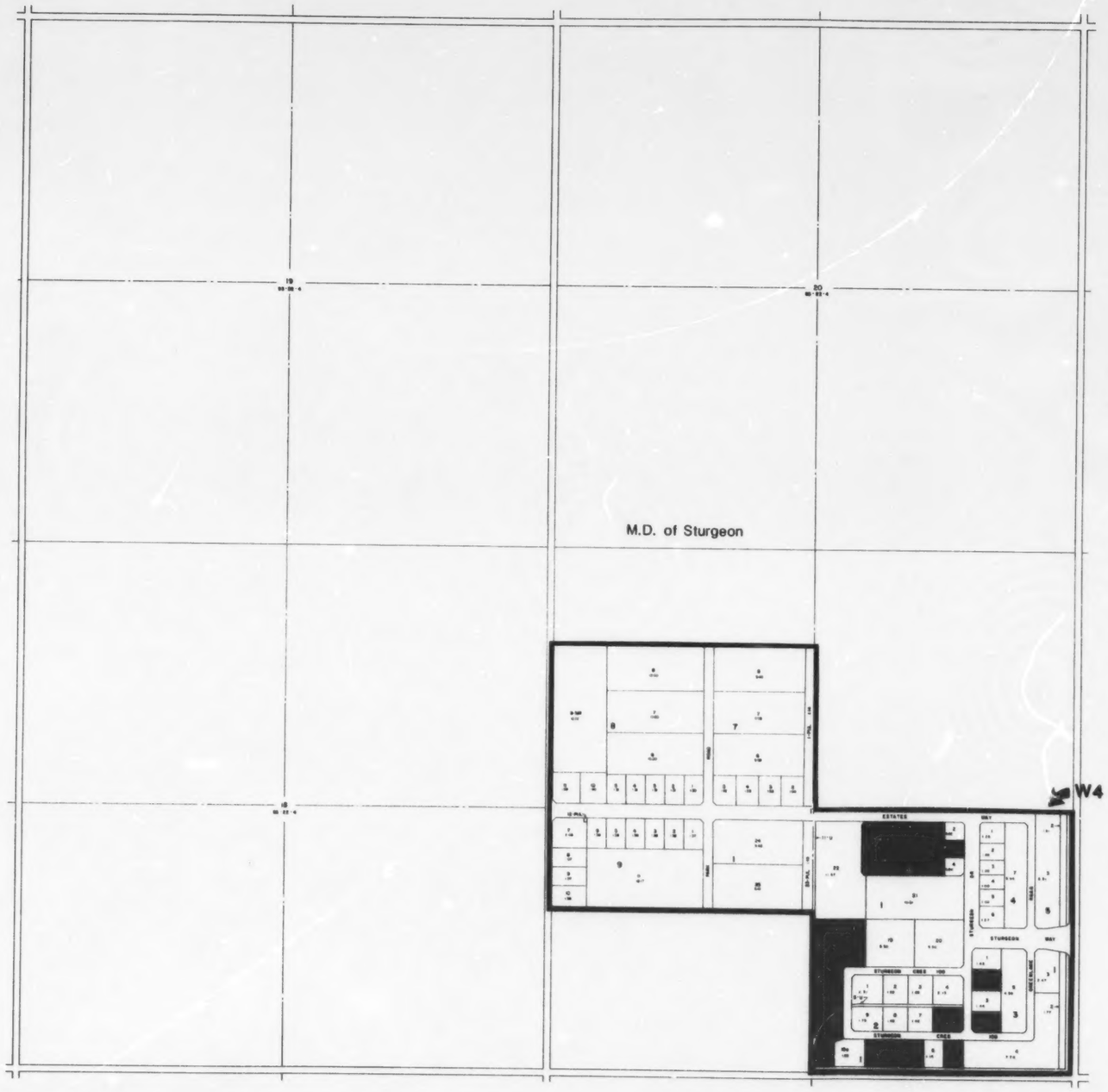
Notes:

[1] General industry includes all industry that are classified as light (including commercial) and/or medium.

[2] The number of lots and net hectares per quarter section that are developed and are considered not available.

[3] The number of industrial lots and net hectares per quarter section in a defined industrial park (see base maps) which have yet to be developed.

[4] Industrial/Business Parks which are entirely or partly located in a listed quarter section. In some instances, such parks may contain land in several quarter sections and this is identified in each case. Where general industrial land use is unconsolidated or not in defined industrial parks, no description is given.



Feet 0 615 1230

Metres 0 150 300 450

MAP 7

M. D. of STURGEON

W4 INDUSTRIAL PARK

LAND USE

- GENERAL INDUSTRIAL
- HEAVY INDUSTRIAL
- NON INDUSTRIAL
- RESERVE
- VACANT

Note: The boundary for W4 Industrial Park identifies the area where registered plans of subdivision are in place. This boundary is subject to change as future plans of subdivision are registered. Registered plans of subdivision account for only a portion of the area committed for industrial development in the land use bylaw.

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8

SOUTH STURGEON INDUSTRIAL AREA

M.D. of Sturgeon

MAP 8
South Sturgeon Industrial Area
M.D. of Sturgeon

GENERAL INDUSTRIAL LAND[1]
(By Number of Lots and Hectares)

LEGAL DESCRIPTION	OCCUPIED INDUSTRIAL LAND[2]		VACANT INDUSTRIAL LAND[3]		TOTAL INDUSTRIAL LAND		INDUSTRIAL SUBDIVISION
	Lots	Hectares	Lots	Hectares	Lots	Hectares	
E1/2 8-55-22-4	1	25.1	-	-	1	25.1	
5-55-22-4 (Lot 1 and Lot 2)	2	19.0	-	-	2	19.0	
TOTAL	3	44.1	-	-	3	44.1	

Notes:

[1] General industry includes all industry that are classified as light (including commercial) and/or medium.

[2] The number of lots and net hectares per quarter section that are developed and are considered not available.

[3] The number of industrial lots and net hectares per quarter section in a defined industrial park (see base maps) which have yet to be developed.

MAP 8

M. D. of STURGEON

SOUTH STURGEON INDUSTRIAL AREA

LAND USE

- GENERAL INDUSTRIAL
- HEAVY INDUSTRIAL
- NON INDUSTRIAL
- RESERVE

Note: The areas shown as developed account for only a portion of the area committed for industrial development in the land use bylaw.

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9

HERITAGE BUSINESS PARK

M.D. of Sturgeon

MAP 9
Heritage Business Park
M.D. of Sturgeon

GENERAL INDUSTRIAL LAND[1]
(By Number of Lots and Hectares)

LEGAL DESCRIPTION	OCCUPIED INDUSTRIAL LAND[2]		VACANT INDUSTRIAL LAND[3]		TOTAL INDUSTRIAL LAND		INDUSTRIAL SUBDIVISION[4]
	Lots	Hectares	Lots	Hectares	Lots	Hectares	
NW 32-55-25-4	-	-	-	-	-	-	
NE 32-55-25-4	6	2.4	8	3.8	14	6.2	Heritage
SE 32-55-25-4	-	-	-	-	-	-	
SW 32-55-25-4	-	-	-	-	-	-	
TOTAL	6	2.4	8	3.8	14	6.2	

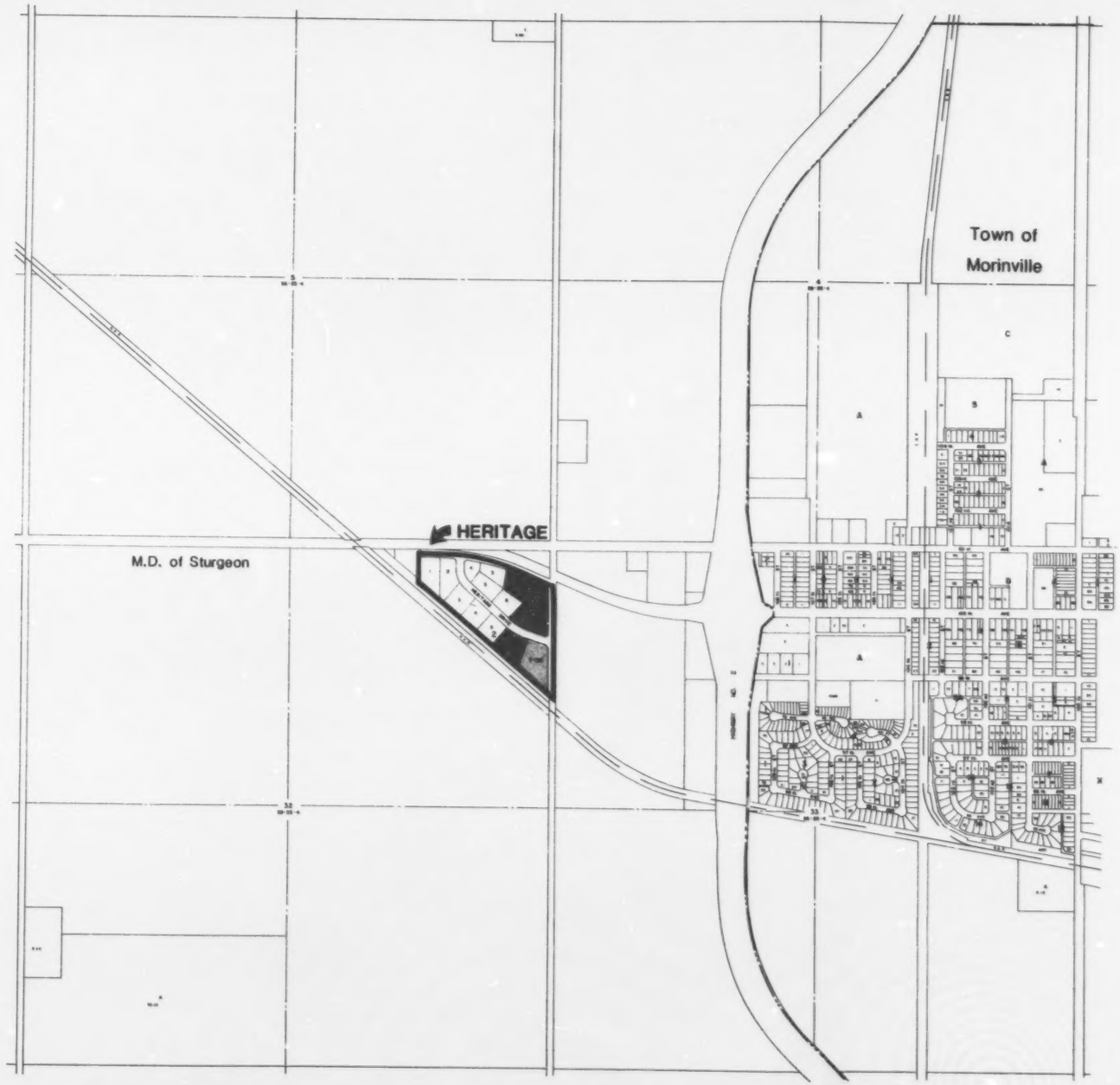
Notes:

1 General industry includes all industry that are classified as light (including commercial) and/or medium.

2 The number of lots and net hectares per quarter section that are developed and are considered not available.

3 The number of industrial lots and net hectares per quarter section in a defined industrial park (see base maps) which have yet to be developed.

4 Industrial/Business Parks which are entirely or partly located in a listed quarter section. In some instances, such parks may contain land in several quarter sections and this is identified in each case. Where general industrial land use is unconsolidated or not in defined industrial parks, no description is given.



MAP 9

M. D. of STURGEON

HERITAGE BUSINESS PARK

LAND USE

- GENERAL INDUSTRIAL
- HEAVY INDUSTRIAL
- NON INDUSTRIAL
- RESERVE
- VACANT
- TOWN BOUNDARY

Note: The boundary for Heritage Business Park identifies the area where registered plans of subdivision are in place. This boundary may be subject to change. Registered plans of subdivision account for only a portion of the area committed for industrial development in the land use bylaw.

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10

ST. ALBERT INDUSTRIAL AIRPORT

M.D. of Sturgeon

MAP 10
St. Albert Industrial Airport
M.D. of Sturgeon

GENERAL INDUSTRIAL LAND[1]
(By Number of Lots and Hectares)

LEGAL DESCRIPTION	OCCUPIED INDUSTRIAL LAND[2]		VACANT INDUSTRIAL LAND[3]		TOTAL INDUSTRIAL LAND		INDUSTRIAL SUBDIVISION[4]
	Lots	Hectares	Lots	Hectares	Lots	Hectares	
Hudsons Bay Reserve West of 30-54-25-4	9	5.1	23	19.8	32	24.9	St. Albert Industrial Airport
TOTAL	9	5.1	23	19.8	32	24.9	

Notes:

1 General industry includes all industry that are classified as light (including commercial) and/or medium.

2 The number of lots and net hectares per quarter section that are developed and are considered not available.

3 The number of industrial lots and net hectares per quarter section in a defined industrial park (see base maps) which have yet to be developed.

4 Industrial/Business Parks which are entirely or partly located in a listed quarter section. In some instances, such parks may contain land in several quarter sections and this is identified in each case. Where general industrial land use is unconsolidated or not in defined industrial parks, no description is given.

MAP 10

M. D. of STURGEON

ST. ALBERT INDUSTRIAL AIRPORT

LAND USE

- GENERAL INDUSTRIAL
- HEAVY INDUSTRIAL
- NON INDUSTRIAL
- RESERVE
- VACANT

Note: The boundary for St. Albert Industrial Airport identifies the area where registered plans of subdivision are in place. This boundary may be subject to change. Registered plans of subdivision account for only a portion of the area committed for industrial development in the land use bylaw.

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11

ELLIS/SHERWIN INDUSTRIAL PARKS

County of Parkland

MAP 11
Ellis/Sherwin Industrial Parks
County of Parkland

GENERAL INDUSTRIAL LAND[1]
(By Number of Lots and Hectares)

LEGAL DESCRIPTION	OCCUPIED INDUSTRIAL LAND[2]		VACANT INDUSTRIAL LAND[3]		TOTAL INDUSTRIAL LAND		INDUSTRIAL SUBDIVISION[4]
	Lots	Hectares	Lots	Hectares	Lots	Hectares	
NW 4-53-26-4	-	-	-	-	-	-	
NE 4-53-26-4	2	17.0	-	-	2	17.0	
SE 4-53-26-4	9	7.7	40	37.5	49	45.2	Ellis
SW 4-53-26-4	17	19.5	23	23.9	40	43.4	Ellis
TOTAL	26	44.2	63	61.4	89	105.6	
NW 5-53-26-4	-	-	-	-	-	-	
NE 5-53-26-4	-	-	-	-	-	-	
SE 5-53-26-4	13	17.8	5	6.6	18	24.4	Sherwin
SW 5-53-26-4	-	-	-	-	-	-	
TOTAL	13	17.8	5	6.6	18	24.4	

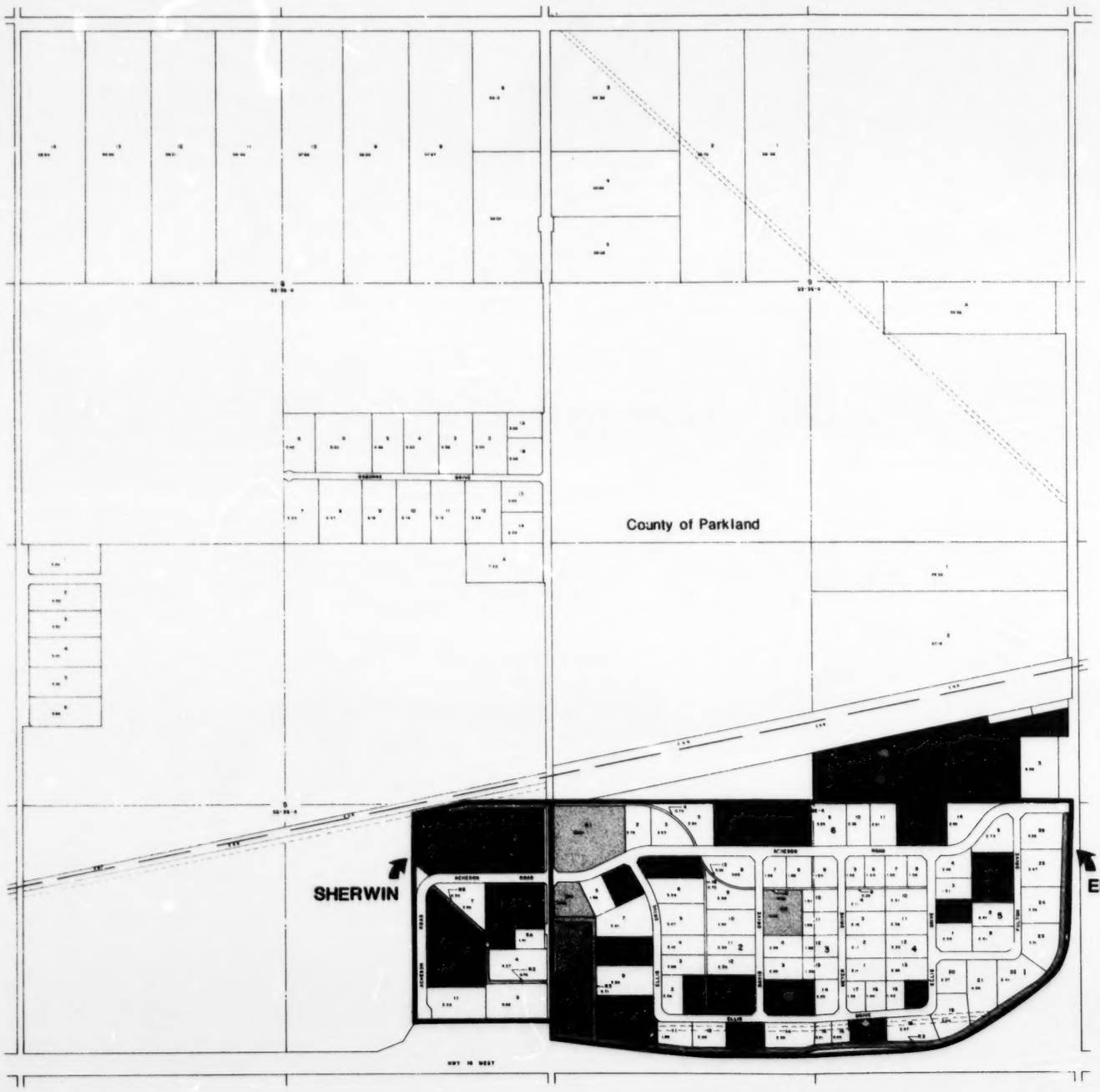
Notes:

1 General industry includes all industry that are classified as light (including commercial) and/or medium.

2 The number of lots and net hectares per quarter section that are developed and are considered not available.

3 The number of industrial lots and net hectares per quarter section in a defined industrial park (see base maps) which have yet to be developed.

4 Industrial/Business Parks which are entirely or partly located in a listed quarter section. In some instances, such parks may contain land in several quarter sections and this is identified in each case. Where general industrial land use is unconsolidated or not in defined industrial parks, no description is given.



Feet 0 615 1230
Metres 0 150 300 450

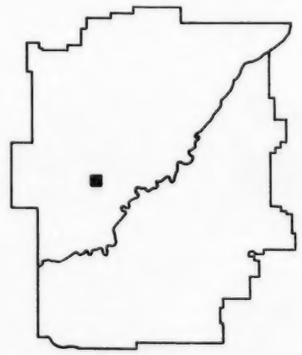
MAP 11

COUNTY of PARKLAND

ELLIS/SHERWIN INDUSTRIAL PARKS

LAND USE

- GENERAL INDUSTRIAL
- HEAVY INDUSTRIAL
- NON INDUSTRIAL
- RESERVE
- VACANT



Note: The boundaries for Ellis and Sherwin Industrial Parks identifies the area where registered plans of subdivision are in place. These boundaries may be subject to change as future plans of subdivision are registered. Registered plans of subdivision account for only a portion of the area committed for industrial development in the land use bylaw.

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MAPS NOT

FILMED

CARTES

OMISES

POOR

QUALITY

ORIGINAL